



PRIME RESTAURANT SPACE IN ATLANTA'S OLD FOURTH WARD - MELT KITCHEN & THE CURRY HOUSE!

Expand, Create, and Thrive in One of Atlanta's Hottest Locations!

Asking Price: \$262,000

Who Is This Space Perfect For?

- **Restaurant Expansions:** Establish your second (or third!) location here.
- **Keep Current Concepts:** Operate **Melt Kitchen & The Curry House** with an established clientele while having the option to expand with **New Culinary Concepts**.
- **Caterers:** Enjoy a prime kitchen space for prepping large-scale orders.
- **Food Truck Operators:** Gain a reliable base for food prep while capitalizing on the Counter Service walk-up crowd.
- **Cloud & Ghost Kitchens:** Transition from hidden locations to a brick-and-mortar storefront without losing the efficiency of delivery-focused operations.

LOCATION:

- **Old Fourth Ward, Atlanta** just minutes away from **Krog Street Market & Atlanta's Beltline**
- Located within **O4W Market** directly next to **Fetch Park O4W**, drawing thousands of weekly dog enthusiasts and loyal patrons.
- **Exclusive Ample Free Parking!** Convenient for patrons, delivery drivers, and pickup services.

Fully Equipped Kitchen:

- 10-foot commercial Hood.
- 1,500-gallon underground grease trap
- Ample Refrigeration space for food storage and prep efficiency.
- Complete List of Equipment included - **NO DOWNTIME!**

Rent: \$5,500/month – includes Electric, Gas, and Water utilities!

Lease Details: 3 years remaining on current lease with 2 additional 5-year term options.

The Space Won't Wait! - Call Jimmy TODAY!

****THIS LISTING IS HIGHLY CONFIDENTIAL. Please refrain from speaking with STAFF, OWNERSHIP, EMPLOYEES, LANDLORD and/or PATRONS. For more information kindly please reach out to us.****

JIMMY CAREY
305-788-8207

REAL ESTATE AGENT
jimmy@jimmycareycre.com

jimmycareycommercialrealestate.com

5775-d Glenridge Dr Ste 100 Atlanta, GA 30328





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